101.0	0006	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	722,800 / 722,800
					USE VALUE:	722,800 / 722,800
					ASSESSED:	722,800 / 722,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		TOWER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WUJCIAK STEVEN E/TRUSTEE
Owner 2:	WUJCIAK REALTY TRUST
Owner 3:	
Street 1:	31 TOWER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	VALENTINE KAREN E /TRUSTEE -
Owner 2:	VALENTINE REALTY TRUST -
Street 1:	31 TOWER RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .169 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1958, having primarily Clapboard Exterior and 1896 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	8	22E
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7360.000	274,200		448,600	722,800
Total Card	0.169	274,200		448,600	722,800
Total Parcel	0.169	274,200		448,600	722,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 381.12 /Parcel: 381.12

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 65413

GIS Ref

GIS Ref

Insp Date 11/07/16

!8118!

PREVIOUS ASSESSMENT

Parcel ID 101.0-0006-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	274,200	0	7,360.	448,600	722,800		Year end	12/23/2021
2021	101	FV	264,000	0	7,360.	448,600	712,600		Year End Roll	12/10/2020
2020	101	FV	264,000	0	7,360.	448,600	712,600	712,600	Year End Roll	12/18/2019
2019	101	FV	251,700	0	7,360.	455,000	706,700	706,700	Year End Roll	1/3/2019
2018	101	FV	251,700	0	7,360.	339,600	591,300	591,300	Year End Roll	12/20/2017
2017	101	FV	249,900	0	7,360.	307,600	557,500	557,500	Year End Roll	1/3/2017
2016	101	FV	249,900	0	7,360.	294,800	544,700	544,700	Year End	1/4/2016
2015	101	FV	208,100	0	7,360.	249,900	458,000	458,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:45:58

LAST REV

Date	Time
11/17/21	10:26:59
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8118

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VALENTINE KAREN	1484-69		1/19/2016		637,500	No	No		
VALENTINE LEROY	1479-13		9/15/2015	Convenience	1	No	No		Leroy F Valentine dod 9/11/2015
	708-116		1/1/1901	Family		No	No		Eileen T Valentine dod 3/7/2000

USER DEFINED

Prior Id # 1:	65413
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/1/2017	972	Heat App	11,000	C				
2/29/2016	203	Redo Kit	20,500		2/29/2016			Remove and replace

ACTIVITY INFORMATION

Date	Result	By	Name
3/7/2017	SQ Returned	MM	Mary M
11/7/2016	Permit Visit	DGM	D Mann
11/7/2016	Inspected	DGM	D Mann
4/13/2009	Measured	197	PATRIOT
10/22/1999	Meas/Inspect	256	PATRIOT
8/21/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7360		Sq. Ft.	Site		0	70.	0.87	5									448,559						448,600	

Total AC/HA:	0.16896	Total SF/SM:	7360	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	448,559	Spl Credit		Total:	448,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.20365143
Const Adj.:	0.99742496
Adj $ / SQ:	120.055
Other Features:	92000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	372540
Depreciation:	98351
Depreciated Total:	274190

COMMENTS

OF=DBL SINK IN BATH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	5	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	
Totals			
1	9	5	

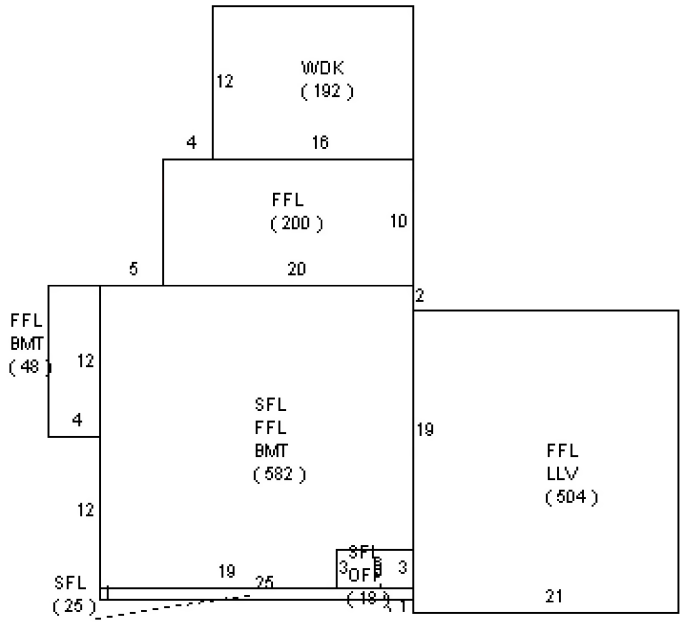
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	120.06
Special Features:	0	Val/Su Net:	84.63
Final Total:	274200	Val/Su SzAd	144.58

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,334	120.060	160,154
BMT	Basement	630	36.020	22,690
SFL	Second Floor	562	120.060	67,531
LLV	Lower Level	504	54.020	27,229
WDK	Deck	192	11.180	2,146
OFP	Open Porch	18	43.890	790

Net Sketched Area:	3,240			Total:	280,540
Size Ad	1896.4999	Gross Area	3303	FinArea	1896

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

101.0-0006-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	